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Planning Board Minutes

Thursday, August 25, 2005

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein, Carol
9 Spack, Clerk and Andrea Carr-Evans. Also present Jay Grande, Planning Director and Mary
10 Reynolds.
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12 **Meeting was called to order at 7:40 pm**

13 **I. Approval of Minutes**

14 The Board reviewed the minutes for July 14, 2005.

15 *Ann Welles moved to accept minutes of July 14, 2005 with edits and minor*
16 *changes as discussed. Carol Spack seconded the motion. The vote was 5 in favor 0*
17 *opposed.*
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19 **II. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
20 **Use, Special Permit for Reduction on the Required Number of Parking Spaces,**
21 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
22 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
23 **Community Health Center**

24 In attendance for the applicant were Paul Galvani, Matt Assia, Peter McManus and
25 John Pears. Paul recapped on the parking issues and stated that they have come up
26 with a revised plan that they feel will meet all the boards concerns. John Pears
27 presented the revised plan. He stated that they intended to construct a 2- level
28 partially underground parking area, noting that the building foot print and height
29 would remain the same as in previous presentations. They intend to pivot the building
30 and have the entrance on the corner of South and Waverly streets. They will now be
31 providing 105 spaces on site. They will be providing the Board with a set of revised
32 plans to further review. The Board was generally impressed with the enormous
33 changes in the plans. The concerns of the Board included: Fire Department review of
34 the parking levels and having all of the traffic exit onto South Street. They also

1 wished to have the 593 consultant review the new driving routes and parking. They
2 would like to see a night lighting plan, covered bicycle parking and possibly a no left
3 turn onto South Street. The area residents like the new plan as well. Jay stated that the
4 applicant needs to provide a revised submittal for the Board and Town Departments.

5 *This hearing was continued to October 6, 2005 at 7:45 pm.*

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7 **III. Occupancy Permit, 1670 Worcester Road, Dunkin Donuts**

8 In attendance for the applicant was Babar Khan and Paul Galvani. Jay stated that he
9 had met with the contractor and discussed the conditions of the approval. The
10 applicant felt that they were at 90% completion of the project.

11 *Ann Welles moved that the Framingham Planning Board recommend to the*
12 *building Department to grant a temporary occupancy permit to Dunkin Donuts to*
13 *October 8, 2005 with the following conditions: that the performance guarantee be*
14 *verified by the town engineer, the landscape maintenance bond be in place, storm*
15 *water management to be reviewed by DPW, and that the landscape management*
16 *plan be submitted for our approval. Andrea Carr-Evans seconded the motion. The*
17 *vote was 5 in favor and 0 opposed.*

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19 **IV. Informal discussion, 730 Cochituate Road, Cumberland Farms**

20 In attendance for applicant was John Smolak, Manny Pavia, Bill Goebel and Gary
21 McNaughton. John stated that they revised the plans from the previous discussion and
22 would like additional input from the board. The Board would like to the following
23 addressed when they present the formal submittal: sidewalk along Rt30; buffering for
24 the rail trail; addition of a bike rack; sign frame should match the building
25 architecture, they need to include a lighting plan and hours of operation. John
26 Smolak stated that they will be submitting an application for Site Plan Review, Public
27 Way Access Permit, and possibly a Reduction of the required number of parking
28 spaces. The Board would like to have a 593 Consultant on board to review the
29 landscaping.

30 **V. ANR Review ~ Bishop Street**

31 In attendance for the applicant was Paul Galvani and Cal McCarthy.

Jay explained that this is just a resigning of the Bishop Street ANR plan due to the land court requirements. Cal explained that the lot #'s were change by land court. *Carol Spack moved that the Framingham Planning Board re-endorse the plan of land entitled a subdivision of Lot 42 as shown on land court plan 19984J prepared by Rizzo Associates an dated August 23, 2005 as revised on 8/8/2005. Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

VI. Continued Public Hearing for Special Permit for Use, Special Permit for Earth Removal. Special Permit for Erosion Control, Special Permit for Land Clearing and Site Plan Review Approval, Clarks Hill, Clarks Hill Corporate Center ,LLC

In attendance were Bill Pezzoni, Andrew Parsons and Fred King.

Bill stated that Enterprise has committed to providing all drivers with the truck routes allowed. Fred King reviewed the Documents that were provided to the Board doc #'s 786-05. The Board commented on the sidewalks, crosswalks and the effect of the berm on the existing trees. Thomas Mahoney read a comment letter from the Police Department doc# 773-05 in to the record. The letter referenced the truck routs and noted the truck exclusions. Construction vehicles will also be restricted to the same truck routes. The hours of truck traffic was restricted to between the hours of 9:00 am and 4:00 pm. The applicant will be providing a fence detail along with the detailed construction schedule. The Board is still waiting for comment letters and an agreed mitigation package. The Board will start working on a decision. ***This hearing was continued to September 29, 2005.***

VII. Member Prerogatives

- a. Reissue the policy on Media Relations doc# 767-05
- b. Jay needs to call David Depietri to appear before the board to discuss his wall
- c. Is the Board going to bring the Housing Trust Fund amendment to the next Town Meeting? No, the Board will not at this time.
- d. The Swift Road plans do not show the information needed to determine if review is needed. Jay stated there are other issues and he needs to review the by-law further.

1 g. Jay needs to send a letter to the owners of 649 Worcester Road ~ Walgreens and
2 405 Concord Street regarding dead landscaping.

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4 **VIII. Meeting Adjournment**

5 *Carol Spack moved to adjourn. Andrea Carr-Evans seconded the motion. The vote*
6 *was 5 in favor and 0 opposed. The meeting adjourned at 11:00pm*

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8 Respectfully submitted,
9 Mary Reynolds
10 Recording Secretary

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13 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
14 **PLANNING BOARD MEETING OF OCTOBER 27, 2005.**

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17 Thomas Mahoney, Chairman